

BEFORE
THE PUBLIC SERVICE COMMISSION OF
SOUTH CAROLINA
DOCKET NO. 2005-348-E - ORDER NO. 2005-699
DECEMBER 15, 2005

IN RE: Application of Duke Power Company for) ORDER APPROVING
Approval of the Transfer and Sale of Property,) WAIVER AND SALE
Lake Wylie Training Center in Mecklenburg) OF PROPERTY
County, North Carolina.)

This matter comes before the Public Service Commission of South Carolina (the Commission) on a request for waiver of notice and approval of the sale of certain property of Duke Power (Duke or the Company). The Office of Regulatory Staff (ORS) has filed a letter stating that it does not object to the request.

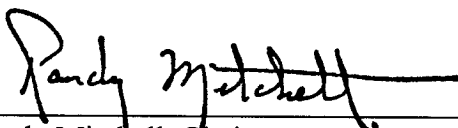
The property to be sold is known as the Lake Wylie Training Center, is in North Carolina, and is to be sold for \$6,550,000 to Provident Development Group, Inc., a North Carolina corporation. The sale has been pending since July, 20, 2004, due to the purchaser's due diligence and the required rezoning process. The property site includes operations that have been relocated to newer facilities, consolidated into other Company facilities or moved to more appropriate space, thereby rendering this property surplus and no longer required for the Company's current utility operations. The property consists of approximately 518 acres with three significant structures, including a training facility, prefabricated warehouse/training facility, a distribution training facility, and various small storage sheds. Duke marketed the property with the 518 acres after an initial marketing attempt, which included only 20 acres with the training facility, failed to

generate any offers. The sale price is within the range of two separate appraisals of the market value of the property. The depreciated book value of the property is \$3,257,660.

We have examined this matter, and approve the waiver of notice and the proposed sale of the property. Clearly, the property was marketed to the public prior to the sale. Also, the sale is for a price above the depreciated book value of the property. Accordingly, the sale is in the public interest, and the waiver of notice and the sale are hereby approved.

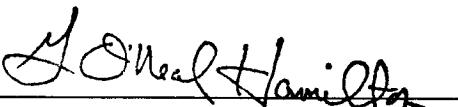
This Order shall remain in full force and effect until further Order of the Commission.

BY ORDER OF THE COMMISSION:



Randy Mitchell, Chairman

ATTEST:



G. O'Neal Hamilton, Vice-Chairman

(SEAL)